

2013 Jennings County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Jennings County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Jennings County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	1.9%	\$17,839,819	\$800,118,909	4.2%
Change		2.5%	-0.1%	
2012	-1.4%	\$17,401,336	\$801,011,902	3.0%

Comparable Homestead Property Tax Changes in Jennings County

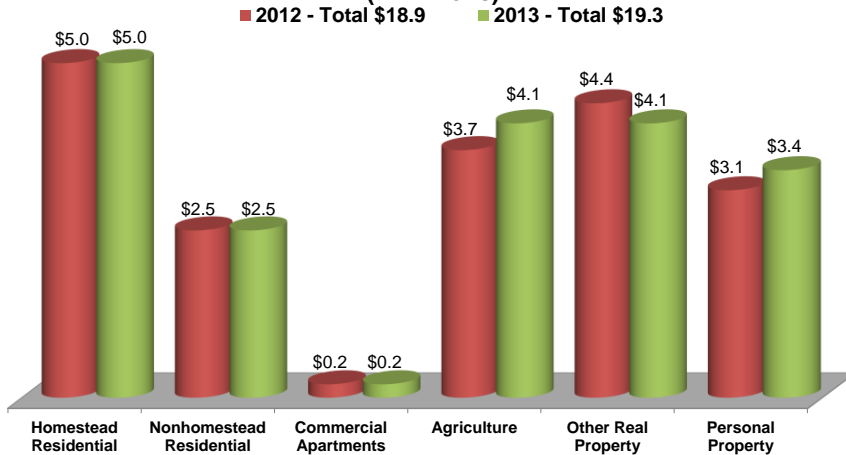
The total tax bill for all taxpayers in Jennings County increased by 1.9% in 2013. The main reason was a 2.5% increase in the property tax levy. In this reassessment year, certified net assessed value was nearly unchanged, falling 0.1%. Since the levy increased and certified net assessed value dropped slightly, tax rates increased, and this caused an increase in tax cap credits as a percent of the levy from 3.0% in 2012 to 4.2% in 2013.

Jennings County homeowners experienced a small 1.8% increase in property tax bills in 2013. This was due to an increase in property tax rates which offset a small decline in homestead net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	3,786	50.0%
No Change	452	6.0%
Lower Tax Bill	3,333	44.0%
Average Change in Tax Bill	1.8%	
Detailed Change in Tax Bill		
20% or More	1,193	15.8%
10% to 19%	913	12.1%
1% to 9%	1,680	22.2%
-1% to 1%	452	6.0%
-1% to -9%	1,422	18.8%
-10% to -19%	694	9.2%
-20% or More	1,217	16.1%
Total	7,571	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



In Jennings County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 1.9%, just under the average 2.1% increase statewide. Agriculture experienced the biggest increase, while commercial apartment net taxes had the biggest percentage reduction.

Property tax rates increased in all 14 Jennings County tax districts in 2013. The average tax rate rose by 2.6%, because of a levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

Jennings County increased by 2.5%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Jennings County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$708,697,249	\$690,250,900	-2.6%	\$251,270,619	\$247,711,430	-1.4%
Other Residential	142,062,100	142,244,150	0.1%	138,173,217	137,596,362	-0.4%
Ag Business/Land	200,900,400	217,050,500	8.0%	197,515,342	213,296,939	8.0%
Business Real/Personal	348,398,976	334,648,892	-3.9%	287,056,956	279,603,719	-2.6%
Total	\$1,400,058,725	\$1,384,194,442	-1.1%	\$874,016,134	\$878,208,450	0.5%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Jennings County's total billed net assessed value increased by 0.5% in 2013. Increases in agricultural assessments more than offset decreases in the other property categories. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$115,370	\$234,660	\$119,290	103.4%
2%	456,372	494,347	37,975	8.3%
3%	0	52,514	52,514	--
Elderly	23,866	50,797	26,931	112.8%
Total	\$595,608	\$832,318	\$236,711	39.7%
% of Levy	3.0%	4.2%		

Total tax cap credits in Jennings County were \$832,318, which was 4.2% of the levy. This was equal to the median or typical county percentage statewide, but less than the state average of 10.9%. Tax rates were the main determinant of tax cap credits. Jennings County's average tax rate was above the statewide median

rate but below the statewide average rate. Tax cap credits were relatively low because the county had few credits in the 3% category. Most of the tax cap credits in Jennings County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Jennings County increased \$236,711 between 2012 and 2013. Credits as a share of the total levy rose to 4.2% in 2013 from 3.0% in 2012.

Jennings County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	16,287,337	17,339,271	17,101,330	17,401,336	17,839,819	6.5%	-1.4%	1.8%	2.5%
Jennings County	4,311,373	4,872,654	4,622,676	4,763,617	4,811,115	13.0%	-5.1%	3.0%	1.0%
Bigger Township	17,155	17,133	17,084	18,433	18,645	-0.1%	-0.3%	7.9%	1.2%
Campbell Township	24,331	24,926	25,167	23,073	26,450	2.4%	1.0%	-8.3%	14.6%
Center Township	87,350	101,663	108,301	83,222	85,764	16.4%	6.5%	-23.2%	3.1%
Columbia Township	13,232	13,888	14,303	14,792	13,845	5.0%	3.0%	3.4%	-6.4%
Geneva Township	77,622	77,389	76,640	77,381	125,582	-0.3%	-1.0%	1.0%	62.3%
Lovett Township	13,509	14,011	14,269	14,757	14,550	3.7%	1.8%	3.4%	-1.4%
Marion Township	16,925	17,559	17,941	14,656	18,969	3.7%	2.2%	-18.3%	29.4%
Montgomery Township	18,974	19,372	16,297	17,030	17,320	2.1%	-15.9%	4.5%	1.7%
Sand Creek Township	27,885	28,246	28,751	29,362	29,988	1.3%	1.8%	2.1%	2.1%
Spencer Township	26,074	25,791	15,896	16,979	16,911	-1.1%	-38.4%	6.8%	-0.4%
Vernon Township	49,024	48,445	49,348	49,228	50,401	-1.2%	1.9%	-0.2%	2.4%
North Vernon Civil City	2,341,219	2,287,071	2,316,365	2,421,929	2,415,187	-2.3%	1.3%	4.6%	-0.3%
Vernon Civil Town	21,398	22,149	22,914	23,655	23,981	3.5%	3.5%	3.2%	1.4%
Jennings County School Corp	8,749,952	9,255,983	9,261,951	9,318,973	9,659,835	5.8%	0.1%	0.6%	3.7%
Jennings County Public Library	378,578	397,721	407,417	421,332	418,462	5.1%	2.4%	3.4%	-0.7%
Southeastern Indiana Solid Waste Mgmt Dist	112,736	115,270	86,010	92,917	92,814	2.2%	-25.4%	8.0%	-0.1%
North Vernon Redevelopment Commission	0	0	0	0	0				

Jennings County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates				LOIT Homestead	LOIT Residential	Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential				
40001	Bigger Township	1.9426	--	--	--	--	--	--	--	1.9426
40002	Campbell Township	1.9577	--	--	--	--	--	--	--	1.9577
40003	Center Township	1.9251	--	--	--	--	--	--	--	1.9251
40004	North Vernon City	3.0389	--	--	--	--	--	--	--	3.0389
40005	Columbia Township	1.9047	--	--	--	--	--	--	--	1.9047
40006	Geneva Township	1.9644	--	--	--	--	--	--	--	1.9644
40007	Lovett Township	1.9109	--	--	--	--	--	--	--	1.9109
40008	Marion Township	1.9255	--	--	--	--	--	--	--	1.9255
40009	Montgomery Township	1.9363	--	--	--	--	--	--	--	1.9363
40010	Sand Creek Township	1.9520	--	--	--	--	--	--	--	1.9520
40011	Spencer Township	1.8938	--	--	--	--	--	--	--	1.8938
40012	Vernon Township	1.9567	--	--	--	--	--	--	--	1.9567
40013	Vernon Town	2.3221	--	--	--	--	--	--	--	2.3221
40014	Hidden Valley	1.9644	--	--	--	--	--	--	--	1.9644

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jennings County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	234,660	493,717	40,370	50,797	819,544	17,839,819	4.6%
<i>TIF Total</i>	0	630	12,144	0	12,774	2,163,824	0.6%
<i>County Total</i>	234,660	494,347	52,514	50,797	832,318	20,003,643	4.2%
Jennings County	55,891	98,064	7,988	14,440	176,384	4,811,115	3.7%
Bigger Township	25	0	0	81	106	18,645	0.6%
Campbell Township	156	0	0	117	273	26,450	1.0%
Center Township	1,264	3,706	307	287	5,565	85,764	6.5%
Columbia Township	133	0	0	52	185	13,845	1.3%
Geneva Township	1,437	0	0	499	1,937	125,582	1.5%
Lovett Township	130	0	0	7	137	14,550	0.9%
Marion Township	82	0	0	45	126	18,969	0.7%
Montgomery Township	168	0	0	81	249	17,320	1.4%
Sand Creek Township	146	0	0	107	252	29,988	0.8%
Spencer Township	111	0	0	26	137	16,911	0.8%
Vernon Township	385	87	0	140	612	50,401	1.2%
North Vernon Civil City	56,531	183,447	15,188	4,073	259,239	2,415,187	10.7%
Vernon Civil Town	42	1,097	0	313	1,453	23,981	6.1%
Jennings County School Corp	112,220	196,895	16,038	28,994	354,146	9,659,835	3.7%
Jennings County Public Library	4,861	8,529	695	1,256	15,342	418,462	3.7%
Southeastern Indiana Solid Waste Mgt Dist	1,078	1,892	154	279	3,403	92,814	3.7%
North Vernon Redevelopment Commission	0	0	0	0	0	0	
TIF - North Vernon City	0	630	12,144	0	12,774	2,163,824	0.6%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.